

Davis, Gregory

From: Shen, Stephanie
Sent: Wednesday, June 14, 2017 9:53 AM
To: Davis, Gregory
Subject: FW: Roundup Central School and Music Room

Greg,

Below is email correspondence with MTSHPD regarding the Roundup Central School and Music Room. I do have a draft formal consultation letter in my I:drive folder for SMDC, however, the actual content of the letter is dependent on the information from the historic preservation person SMDC hired.

- (1.) We know the elementary school is historic (listed on the national register) – the letter will need to determine whether the cleanup and redevelopment will have an “adverse” effect on the historic components of the building
- (2.) Whether the music room is potentially eligible for listing on the national register still needs to be determined. If it is, then a determination regarding whether the cleanup/redevelopment will have an “adverse” effect on the building will need to be made.

Peter Brown with the Montana SHPO’s contact information is pebrown@mt.gov – I email as an attachment the formal consultation letter. Pete’s phone number is 406-444-7718.

- Stephanie

From: Shen, Stephanie
Sent: Wednesday, June 14, 2017 9:23 AM
To: 'Brown, Peter' <pebrown@mt.gov>
Cc: Karen Sweeney <smdckaren@midrivers.com>; Gregory Davis <davis.gregory@epa.gov>
Subject: RE: Roundup Central School and Music Room

Hi Peter,

I just wanted to touch base with you and let you know that Snow Mountain Development Corporation has someone working on the property record form the music room/former grocery opposite Roundup Central School on 7th Ave. W. I also wanted to let you know that I will be going on maternity leave soon and as a result my colleague, Greg Davis (CCed on this email), will be the one sending the formal SHPO consultation letter Roundup Central School Project (including the elementary school and music room buildings).

Thanks,
Stephanie

Stephanie Shen | Brownfields Project Manager | U.S. E.P.A. Region 8 | EPR-AR
1595 Wynkoop ST | Denver, Colorado 80202 | 303.312.6184 | shen.stephanie@epa.gov

From: Brown, Peter [<mailto:pebrown@mt.gov>]
Sent: Monday, May 15, 2017 4:53 PM
To: Shen, Stephanie <shen.stephanie@epa.gov>
Cc: Karen Sweeney <smdckaren@midrivers.com>
Subject: RE: Roundup Central School and Music Room

Stephanie,

I went through our files and see nothing on the former grocery store opposite Roundup Central School on 7th Ave. W. This means it will need to be documented using a [Historic Property Record Form](#) to determine if it is eligible for the National Register.

The 1940 Sanborn Fire Insurance map (attached) shows the grocery with a similar footprint to the current building. Cadastral, and current exterior materials indicate it was remodeled circa 1960. Buildings like this one usually don't meet Register architectural/engineering/workmanship criterion. The 1920s grocery is no longer recognizable, and the 1960s design piggybacking something older makes it less of a pure creation. Despite its low architectural merit, you'll need to determine if this property has some associative value with historic events or people.

I recommend completing a property record form chronicling its history, but focusing on its history from 1960 forward. Since it no longer resembles a grocery store, nothing potentially significant (people, events, architecture) associated with the grocery store era will meet National Register criteria. Because the building reflects a 1960s creation, any historic significance it might have would have to be from that time forward.

Maybe Snowy Mountain can interest Duane Ferdinand in this work. If not, give me a call and we can figure out something.

Pete

From: Shen, Stephanie [<mailto:shen.stephanie@epa.gov>]

Sent: Friday, May 12, 2017 1:15 PM

To: Brown, Peter <pebrown@mt.gov>

Cc: Karen Sweeney <smdckaren@midrivers.com>

Subject: RE: Roundup Central School and Music Room

Hi Peter,

Thank you for the historic record form and the information below – all very helpful! I'm going to try to touch base with you early next week via phone regarding several questions I have about this site as I think it would be easiest to discuss over the phone. In the meantime, I'm going to send you a couple of emails that I think will help aid in our discussion.

Your email below indicates that our consultation does not need to include the annexes to the school, which will leave out of the consultation. However, I'm wondering about the music room building which is across the street (see figure 2) and SMDC has indicated this will be part of the overall cleanup loan/subgrant project as well. The building wasn't purchased by the school until 2008. The Montana cadastral indicates that the building may have been built in the 1920's and remodeled in the 1960's (I'm not sure if the Montana Cadastral is accurate). This building doesn't appear to have been part of the national register analysis that was completed in 2007. The music room does have asbestoses containing materials, lead based paint and potentially PCB containing light ballasts. At this point, I'm not sure if the redevelopment use including whether the building will be renovated or demolished has been determined. I've attached a map showing the music room building in relation to the other school buildings and couple of pictures of the music room.

When we touch base next week, I'd like to discuss with you what your thoughts are on the building and if we need to include the music room building in our consultation with SHPO.

Thanks,
Stephanie

Stephanie Shen | Brownfields Project Manager | U.S. E.P.A. Region 8 | EPR-AR
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From: Brown, Peter [<mailto:pebrown@mt.gov>]
Sent: Monday, May 01, 2017 3:33 PM
To: Shen, Stephanie <shen.stephanie@epa.gov>
Cc: Karen Sweeney <smdckaren@midrivers.com>
Subject: RE: Roundup Central School and Music Room

Stephanie,

Thanks for your questions. Attached is the National Register nomination for the Roundup Central School. It's listed in the National Register with a period of significance between 1911-1959. 1959 is when school consolidation in the Roundup vicinity ended with Roundup's absorbing the Klein District. By the National Register's guidelines, anything built after the period of significance is considered non-contributing and not eligible for the Register. In looking at the 1962 and 1974 additions to the school, I believe those additions would not be eligible if revisited. Therefore I don't think you need to complete a historic property record form documenting them.

I'm sure someone could craft an argument that the 1962 annex was added to accommodate the increased student population following consolidation. However, the unremarkable and intrusive 1974 addition, added to the 1962 annex is pretty far removed chronologically and thematically from consolidation. Architecturally the 1974 addition muddies any architectural integrity the 1962 would need to qualify for the Register.

Please go ahead and consult without further documentation of the annexes.

Pete

From: Shen, Stephanie [<mailto:shen.stephanie@epa.gov>]
Sent: Monday, May 01, 2017 9:54 AM
To: Brown, Peter <pebrown@mt.gov>
Cc: Karen Sweeney <smdckaren@midrivers.com>
Subject: Roundup Central School and Music Room

Hi Peter,

I wanted to give you a heads up that Snowy Mountain Development Corporation is interested in providing EPA Brownfields Revolving Loan Funds to Roundup Public School District in order to abate asbestos and lead based paint prior to Musselshell County and Homewood acquiring the property and redeveloping it. So, I am gathering information about the property so that I can complete our consultation with MTSHPD. Roundup Central School (600 First Street W, Roundup, MT – Smithsonian #24ML0829) was listed on the National Register of Historic Places in 2007. However, the National Park Service's online database does not have downloadable documents associated with this site. Do you have a copy of the Montana Property Record Form for Roundup Central School?

Also, Roundup School District purchased the Music Room building in 2008 which is part of the overall project. Based on the purchase date, I am guessing that building was not looked at in 2007 as part of the listing, but I need to confirm. If this building was not evaluated in #24ML0829, would a Montana Property Record Form need to be completed for this building as part of our consultation?

The buildings were vacated in August 2016 when a new school was built. My understanding is that the future intent is to repurpose all the buildings and that building demolition is not planned. Snowy Mountain Development Corporation has the Phase II environmental reports and a Feasibility Study for Roundup Central School. I am hoping the Feasibility Study will provide the information we need on the "potential" redevelopment at the Roundup Central School as the report appears to consider historic aspects of the building. Perhaps this is something we can discuss.

Thanks,
Stephanie

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